031.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,017,800	/	1,017,800
USE VALUE:	1,017,800	/	1,017,800
ASSESSED:	1,017,800	/	1,017,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CULLEN MARIA/TRUSTEE
Owner 2:	19 ADAMS ST TRUST
Owner 3:	
Street 1:	17 EVANS RD
Street 2:	
Twn/City:	STONEHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	02180 Type:

PREVIOUS OWNER

Owner 1:	CULLEN MARIA/TRUSTEE -
Owner 2:	19 ADAMS ST TRUST -
Street 1:	19 ADAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2626 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	569,200	4,600	444,000	1,017,800
Total Card	0.103	569,200	4,600	444,000	1,017,800
Total Parcel	0.103	569,200	4,600	444,000	1,017,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.59 | /Parcel: 387.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	569,200	4600	4,500.	444,000	1,017,800		Year end	12/23/2021
2021	104	FV	543,400	4600	4,500.	444,000	992,000		Year End Roll	12/10/2020
2020	104	FV	543,500	4600	4,500.	444,000	992,100	992,100	Year End Roll	12/18/2019
2019	104	FV	405,400	4600	4,500.	471,800	881,800	881,800	Year End Roll	1/3/2019
2018	104	FV	405,400	4600	4,500.	344,100	754,100	754,100	Year End Roll	12/20/2017
2017	104	FV	379,800	4600	4,500.	299,700	684,100	684,100	Year End Roll	1/3/2017
2016	104	FV	379,800	4600	4,500.	255,300	639,700	639,700	Year End	1/4/2016
2015	104	FV	338,400	4600	4,500.	249,800	592,800	592,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2614

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CULLEN MARIA/TR	42461-23		4/10/2004	Family	10	No	No		
DE SANTIS ANTON	32543-441		3/23/2001	Convenience	10	No	No		
	11275-89		12/6/1966		16,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	648	Re-Roof	3,469	C				
9/15/2015	1324	Inter-De	29,547		9/15/2015			Demo and replace w
7/31/2009	653	Redo Bat	6,500					UNIT 1 BTH REDO

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
7/7/2017	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	372	PATRIOT
2/17/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit: | Total: 444,000

User Acct

21899

GIS Ref

GIS Ref

Insp Date

10/07/17

!2614!

PRINT

Date	Time
12/29/21	21:46:14

LAST REV

Date	Time
11/06/19	11:26:17

danam

USER DEFINED

Prior Id # 1:	21899
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09871793
Const Adj.:	0.98990101
Adj $ / SQ:	195.772
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	699285
Depreciation:	130067
Depreciated Total:	569218

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

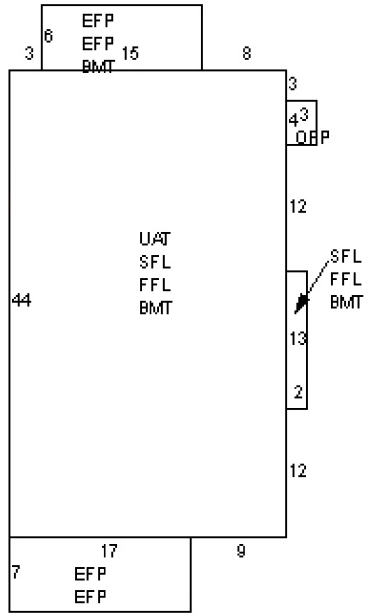
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	195.77
Special Features:	0	Val/Su Net:	131.88
Final Total:	569200	Val/Su SzAd	243.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,260	58.730	74,002
FFL	First Floor	1,170	195.770	229,053
SFL	Second Floor	1,170	195.770	229,053
EFP	Enclos Porch	418	33.400	13,960
UAT	Upper Attic	286	137.040	39,194
OFP	Open Porch	12	43.560	523

Net Sketched Area:	4,316	Total:	585,785
Size Ad	2340	Gross Area	5174	FinArea	2626
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1921	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc